SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 10/24/2011

TO: _____

FROM: Kerry Brown, Coastal Team

PROJECT DESCRIPTION: DRC2011-00036 MANDERS- Minot Use Permit for a SFR with grading on slopes. 4.24 acre site located off Cabrillo Highway in San Simeon. APN: 011-021-016.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
- ☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- ☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

_____

_____

_____

_____ _____ _____

Date Name Phone

DRC2011-00036 MANDERS DANA T

MINOR USE PERMIT

MINOR USE PERMIT FOR SINGLE FAMILY RESIDENCE WITH GRADING ON SLOPES
NC/ RNC
AG GS LCP

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- ☐ Emergency Permit
- ☐ Tree Permit
- ☐ Plot Plan
- ☐ Zoning Clearance
- ☐ Site Plan
- ☒ Minor Use Permit
- ☐ Variance
- ☐ Other
- ☐ Conditional Use Permit/Development Plan
- ☐ Surface Mining/Reclamation Plan
- ☐ Curb, Gutter & Sidewalk Waiver
- ☐ Modification to approved land use permit

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name Dana Manders and Mike McCauley Daytime Phone 818.370.2964
Mailing Address 5939 Madison Road, La Canada Zip Code 91011
Email Address:

☐ Applicant Name See landowner Daytime Phone
Mailing Address Zip Code
Email Address:

☒ Agent Name Steven Puglisi Architecture Daytime Phone 805 595 1962
Mailing Address 583 Dana Street San Luis Obispo Zip Code 93401
Email Address:

PROPERTY INFORMATION

Total Size of Site: 4.24 acres Assessor Parcel Number(s): 011.021.016
Legal Description:
Address of the project (if known): 18690 Cabrillo Highway, San Simeon
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: North Highway One, 0.8 miles south of Ragged Point Inn on right side of highway
Describe current uses, existing structures, and other improvements and vegetation on the property:
Vacant lot

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 3423 sf single story residence with a 1545 sf detached garage and 600 sf guesthouse. New private water well and septic system

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature Dana Manders Date 10/8/11

FOR STAFF USE ONLY

Reason for Land Use Permit:

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building File No _____

Type of project: ☐ Commercial ☐ Industrial ☒ Residential ☐ Recreational ☐ Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): none

Describe existing and future access to the proposed project site:
existing and proposed access from Highway One

Surrounding parcel ownership: Do you own adjacent property? ☒ Yes ☐ No
If yes, what is the acreage of all property you own that surrounds the project site? _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):
North: Residential South: Vacant
East: Vacant West: Residential

For all projects, answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 5568 sq. feet 30 % Landscaping: 5000 sq. feet 2.7 %
Paving: 11,795 sq. feet 6.4 % Other (specify) _____
Total area of all paving and structures: 17,318 ☒ sq. feet ☐ acres
Total area of grading or removal of ground cover: 41,710 ☒ sq. feet ☐ acres
Number of parking spaces proposed: 3 Height of tallest structure: 22.96 feet
Number of trees to be removed: none Type: _____
Setbacks: Front 91' at guesthouse Right 134.5'@House Left 135'@guesthouse Back 150.5'@House

Proposed water source: ☒ On-site well ☐ Shared well ☐ Other _____
☐ Community System - List the agency or company responsible for provision: _____
Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

Proposed sewage disposal: ☒ Individual on-site system ☐ Other _____
☐ Community System - List the agency or company responsible for sewage disposal: _____
Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: CalFire

For commercial/industrial projects answer the following:
Total outdoor use area: _____ ☐ sq. feet ☐ acres
Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following:
Number of residential units: 1 Number of bedrooms per unit: 2
Total floor area of all structures including upper stories, but not garages and carports: _____
Total of area of the lot(s) minus building footprint and parking spaces: _____

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

a. Answer **ALL** of the questions as accurately and completely as possible.
b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
c. If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
d. Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

1. Describe the topography of the site:
   Level to gently rolling, 0-10% slopes: _____acres
   Moderate slopes of 10-30%: _____acres ave 19.41 percent slope
   Steep slopes over 30%: _____acres
2. Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No
   If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
   If yes, please describe: _____
4. Has a drainage plan been prepared? ☒ Yes ☐ No
   If yes, please include with application.
5. Has there been any grading or earthwork on the project site? ☐ Yes ☒ No
   If yes, please explain: _____
6. Has a grading plan been prepared? ☒ Yes ☐ No
   If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
8. Is a railroad or highway within 300 feet of your project site? ☒ Yes ☐ No
9. Can the proposed project be seen from surrounding public roads? ☒ Yes ☐ No
   If yes, please list: Highway 1

Water Supply Information

1. What type of water supply is proposed?
   ☒ Individual well ☐ Shared well ☐ Community water system
2. What is the proposed use of the water?
   ☒ Residential ☐ Agricultural - Explain _____
   ☐ Commercial/Office - Explain _____
   ☐ Industrial – Explain _____
3. What is the expected daily water demand associated with the project? 105 gallons
4. How many service connections will be required? None
5. Do operable water facilities exist on the site?
   ☐ Yes ☒ No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
   ☒ Yes ☐ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
   Bacteriological? ☒ Yes ☐ No
   Chemical? ☒ Yes ☐ No
   Physical ☒ Yes ☐ No
   Water analysis report submitted? ☒ Yes ☐ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
   ☒ Well Driller's Letter ☐ Water Quality Analysis ☐ OK or ☐ Problems
   ☐ Will Serve Letter ☐ Pump Test _____ Hours_____G.P.M.
   ☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
   ☒ Yes ☐ No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? 550 feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
   ☐ Yes ☒ No
4. Has a piezometer test been completed?
   ☐ Yes ☒ No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
   ☐ Yes ☒ No *(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)*

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? ☐ Yes ☐ No
   Distance to nearest sewer line: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? ☐ Yes ☐ No

Solid Waste Information

1. What type of solid waste will be generated by the project?
   ☒ Domestic ☐ Industrial ☐ Agricultural ☐ Other, please explain? _____
2. Name of Solid Waste Disposal Company: _____
3. Where is the waste disposal storage in relation to buildings? near garage
4. Does your project design include an area for collecting recyclable materials and/or composting materials? ☐ Yes ☒ No

Community Service Information

1. Name of School District: Coastal Unified School District
2. Location of nearest police station: SLO Sheriff in Templeton, ~19.5 miles, ~58 mins
3. Location of nearest fire station: Forestry Fire in Cambria, 21 miles, ~29 mins
4. Location of nearest public transit stop: Heart Castle Visitors Center, 14.5 miles, ~19 mins
5. Are services (grocery/other shopping) within walking distance of the project? ☐ Yes ☒ No
   If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property:
   Vacant land
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? ☐ Yes ☒ No
   If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? ☒ Yes ☐ No
   If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: _____ Hours of Operation: _____
2. How many people will this project employ? _____
3. Will employees work in shifts? ☐ Yes ☐ No
   If yes, please identify the shift times and number of employees for each shift _____
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
   ☐ Yes ☐ No If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? ☐ Yes ☐ No
   If yes, please explain: _____
   (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: _____
7. Will hazardous products be used or stored on-site? ☐ Yes ☐ No
   If yes, please describe in detail: _____
8. Has a traffic study been prepared? ☐ Yes ☐ No If yes, please attach a copy.

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. _____ Between 4:00 to 6:00 p.m. _____
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees ☐ Yes ☐ No
    If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
    ☐ Yes ☐ No If yes, please describe: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? ☐ Yes ☒ No
2. If yes, is the site currently under land conservation contract? ☐ Yes ☒ No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): _____
   none
2. Will the development occur in phases? ☐ Yes ☒ No
   If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? ☐ Yes ☒ No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? ☐ Yes ☒ No
   If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: Active & Passive Solar, Drought Tolerant Native Vegetation

   *The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

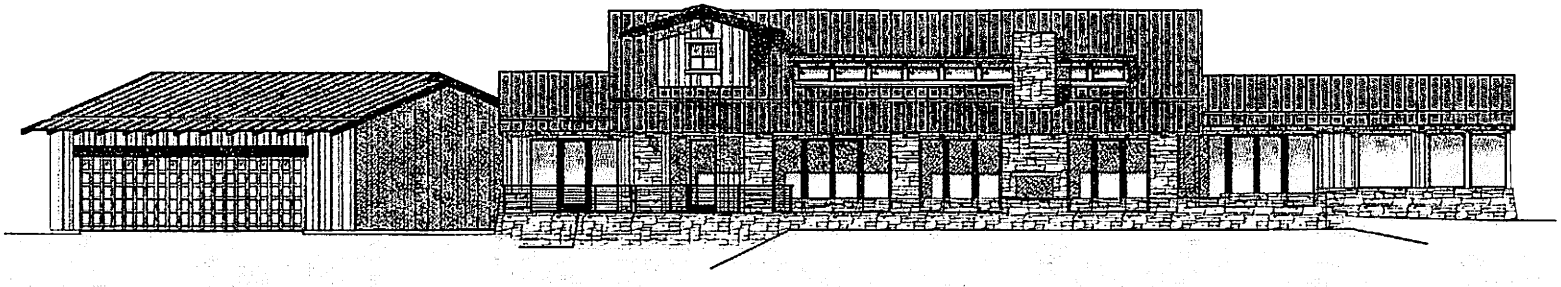
1. List any mitigation measures that you propose to lessen the impacts associated with your project:
   _____
   _____
   _____

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ❑ Yes ☒ No
   If yes, please list: _____
3. Are you aware of any previous environmental determinations for all or portions of this property?
   ❑ Yes ☒ No
   If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): CalTrans Encroachment

   (If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)



McCauley Manders Residence at Ragged Point

DIRECTORY

OWNERS:	MIKE McCAULEY & DANA MANDERS 5939 MADISON ROAD LA CANADA, CA 91011
ARCHITECT:	STEVEN PUGLISI ARCHITECTURE 583 DANA STREET SAN LUIS OBISPO, CA 93401 (o) 545-1962 (f) 545-1980
CIVIL ENGINEER:	HODGE COMPANY LAND PLANNING + CIVIL ENGINEERING 251 SAN MIGUEL AVE. SAN LUIS OBISPO, CA 93405 (o) 715-8753 (f) 549-0730
SOILS ENGINEER:	GEOSOLUTIONS 220 HIGH STREET SAN LUIS OBISPO, CA 93401 (o) 543-8539 (f) 543-2721
GEOLOGIST:	CLEATH HARRIS GEOLOGIST, INC 1945 LOS OSOS VALLEY ROAD, SUITE C-3 SAN LUIS OBISPO, CA 93405 (o) 543-1413
BIOLOGIST:	V.L. HOLLAND, Ph. D. BIOLOGICAL SCIENCES DEPARTMENT, Calif SAN LUIS OBISPO, CA 93407 (h) 544-4608 (c) 471-8151 (o) 756-2788
ARCHEOLOGIST:	C.A. SINGER & ASSOCIATES P.O. BOX 99 CAMBRIA, CA 93428 (o) 927-0455 (f) 927-0414

PROJECT DATA & STATISTICS

PROJECT DESCRIPTION

A PROPOSAL FOR A 3,423 SQUARE FOOT SINGLE FAMILY RESIDENCE with DETACHED 1,545 SQUARE FOOT GARAGE and DETACHED 600 SQUARE FOOT GUEST HOUSE. THE PROJECT INCLUDES THE DRILLING OF A NEW WATER WELL and NEW PRIMARY SEPTIC SYSTEM

GENERAL SITE INFORMATION

PROJECT ADDRESS:	18690 CABRILLO HIGHWAY SAN SIMEON, CA
ASSESSOR'S PARCEL NUMBER:	011-021-016
LOT SIZE:	4.74 ACRES
COMMUNITY & PLANNING AREA:	NORTH COAST RURAL
ZONING & LAND USE ELEMENTS:	AGAGRICULTURE LOCAL COASTAL PLAN
AREA OF DISTURBANCE	43,210 square feet
SITE PERCENT SLOPE	15-41%

BUILDING AREA

MAIN RESIDENCE	3423 square feet
GUESTHOUSE	600 square feet
TOTAL	4023 square feet
GARAGE	1,545 square feet
COVERED PATIO	4,10 square feet
COVERED PORCH	95 square feet

LOT COVERAGE

RESIDENCE FOOTPRINT	3490 square feet
GARAGE FOOTPRINT	1545 square feet
GUESTHOUSE FOOTPRINT	600 square feet
FRONT COVERED PATIO	1589 square feet
REAR PATIO	590 square feet
GUEST PATIO	138 square feet
ROAD/DRIVEWAY	11,795 square feet
FLATWORK	1115 square feet
TOTAL	21070 square feet

GRADING QUANTITIES

CUT	1445 cubic yards
FILL	1070 cubic yards
TOTAL	2515 cubic yards

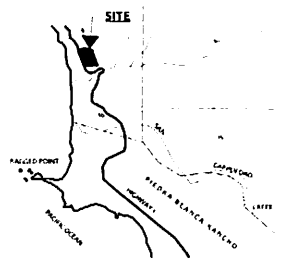
SHEET INDEX

P1.0 TITLE SHEET-PROJECT DATA
P2.0 ARCHITECTURAL SITE PLAN - SITE SECTION
P2.1 PRELIMINARY GRADING PLAN
P3.0 MAIN RESIDENCE, FLOOR PLAN and EXTERIOR ELEVATIONS
P3.1 GARAGE and GUESTHOUSE FLOOR PLANS and EXTERIOR ELEVATIONS

SUPPORTING DOCUMENTS

1. SOILS ENGINEERING REPORT
   REPORT NUMBER SL09204-4
   DATED: 15 SEPTEMBER 2011
2. PERCOLATION TESTING REPORT
   REPORT NUMBER SL09204-4
   DATED: 15 SEPTEMBER 2011
3. ADEQUACY OF WATER SUPPLY WELLS FOR
   DATED: 27 SEPTEMBER 2011
4. BIOLOGICAL REPORT
   DATED: 17 OCTOBER 2011
5. CULTURAL RESOURCES SURVEY and IMPA
   DATED: 30 SEPTEMBER 2011

VICINITY MAP

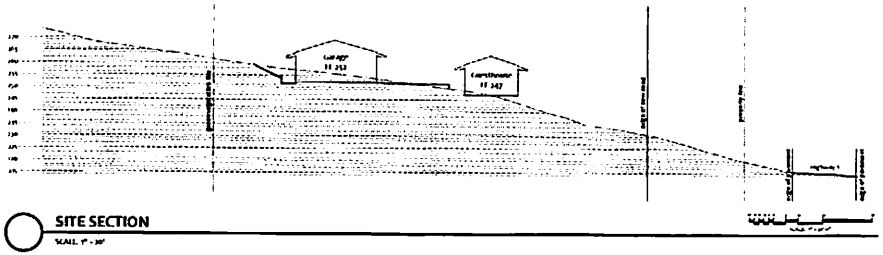


Steven Puglisi
ARCHITECTURE
583 Dana Street, San Luis Obispo, Ca 93401
Phone: 805.595.1962 Fax: 805.595.1980

McCauley Manders Residence
for Mike McCauley and Dana Manders
at 18690 Cabrillo Highway, San Simeon, California

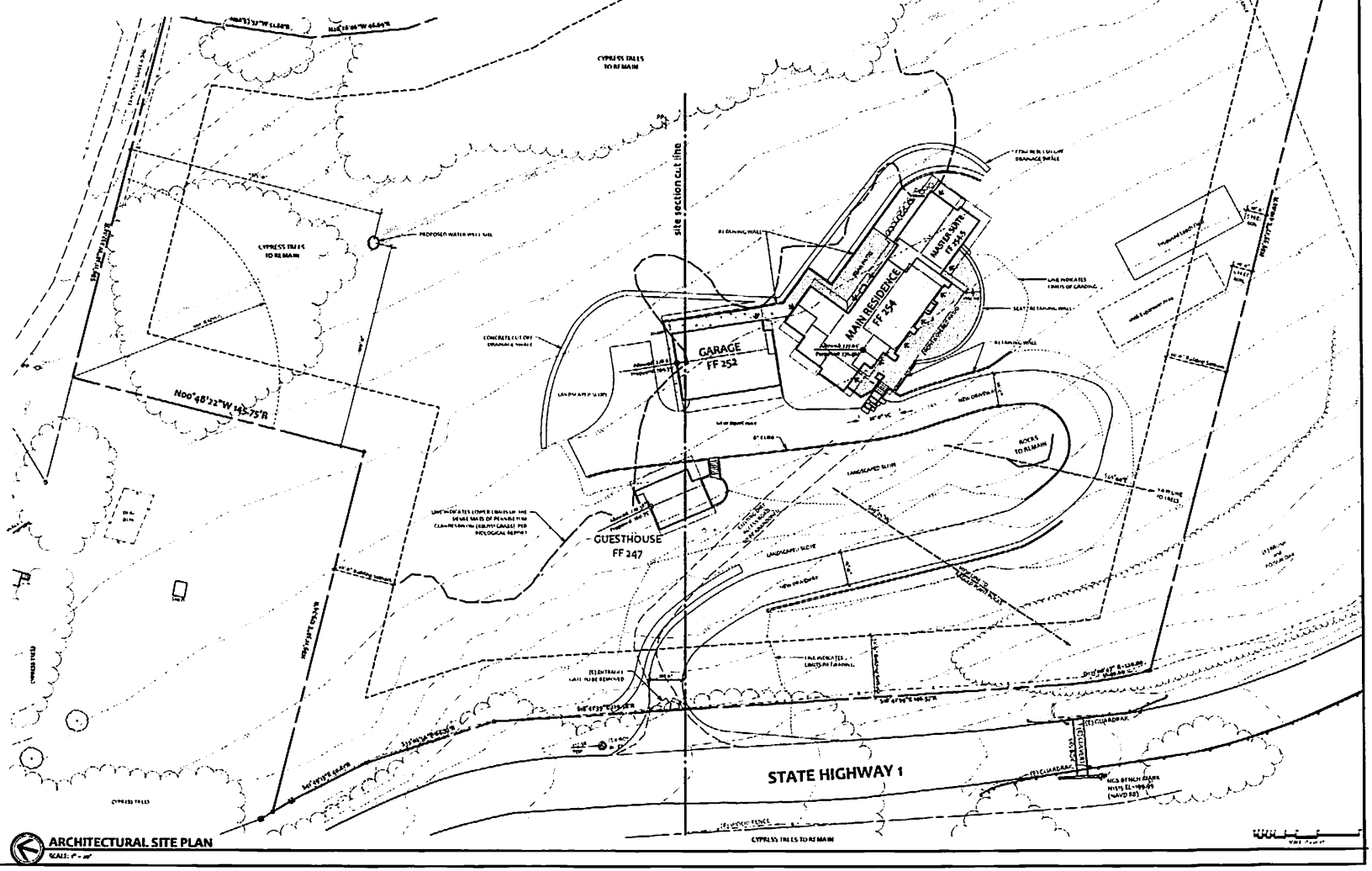
Title Sheet

SHEET #
P1.0



SITE SECTION

SCALE: 1" = 20'



ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'

Lot Size:	4.24 Ac
Disturbance Area:	0.96 ac
Site Percent Slope:	19.41

Steven Puglisi
ARCHITECTURE
583 Buena Street, San Luis Obispo, Ca 93401
Phone 805.595.1908 Fax 805.595.1908

McCauley Manders Residence

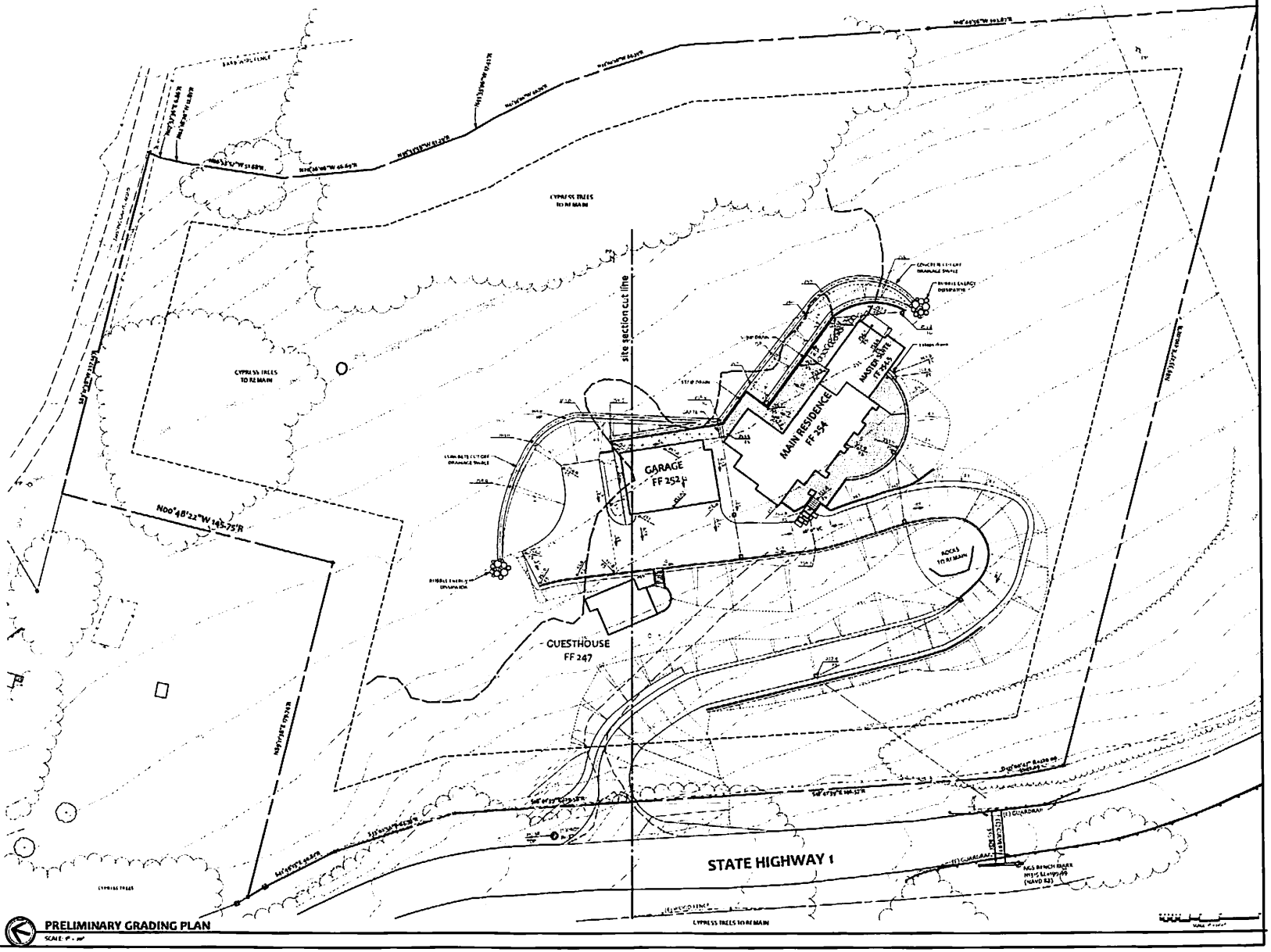
for Mike McCauley and Dana Manders

at 18690 Cabrillo Highway, San Simeon, California

Architectural Site Plan
Site Section

SHEET #

P2.0



PRELIMINARY GRADING PLAN

SCALE: 1" = 20'

HODGE COMPANY
Land Planning +
Civil Engineering
[illegible]

McCauley Manders Residence

for Mike McCauley and Dana Manders

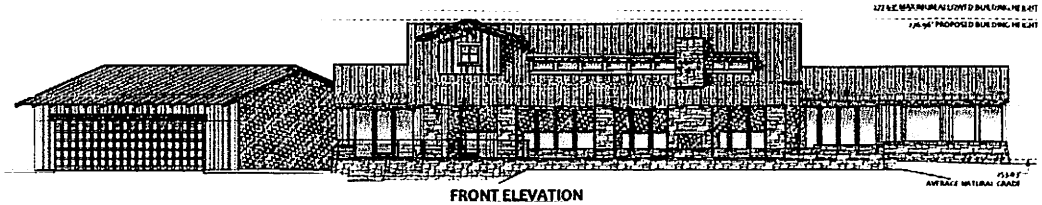
at 18690 Cabrillo Highway, San Simeon, California

Preliminary Grading Plan

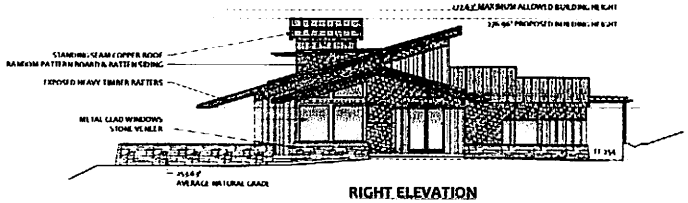
Grading Quantities	
Cut:	1,445 c.y.
Fill:	1,070 c.y.
Total	2,515 c.y.

SHEET #

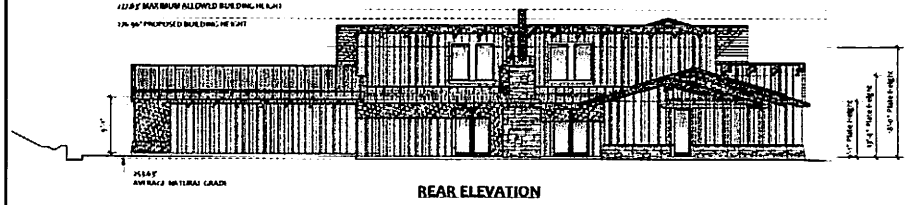
P2.1



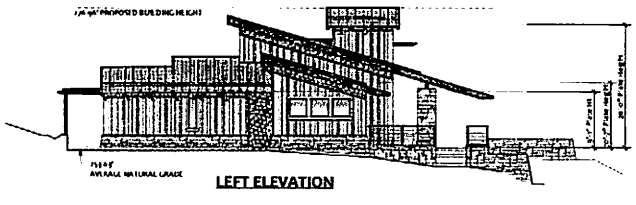
FRONT ELEVATION



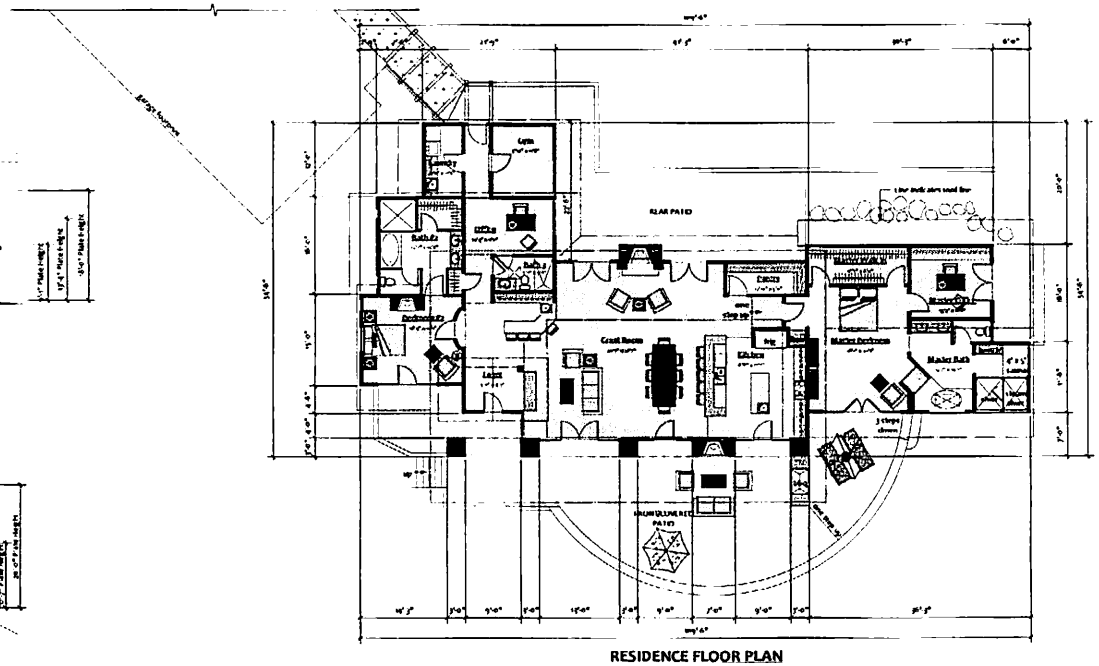
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RESIDENCE FLOOR PLAN

Steven Puglisi
ARCHITECTURE

McCauley Manders Residence

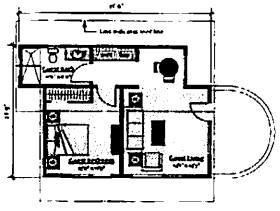
for Mike McCauley and Dana Manders

at 18690 Cabrillo Highway, San Simeon, California

Residence Floor Plans & Exterior Elevations

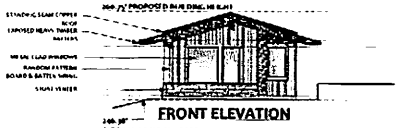
Residence: 3,423 s.f.
Bldg Ht.: 22.96'*
*23.33' Abv. Ave. Nat. Grade

SHEET #
P3.0



GUESTHOUSE FLOOR PLAN

600 square feet

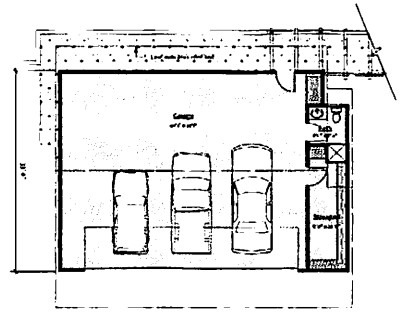


FRONT ELEVATION

RIGHT ELEVATION

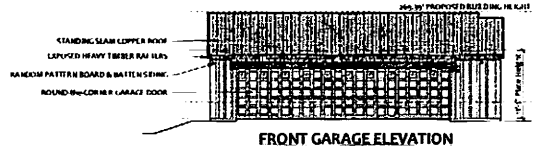
REAR ELEVATION

LEFT ELEVATION

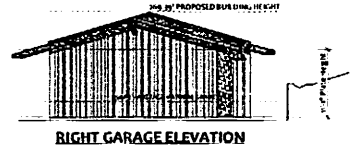


GARAGE FLOOR PLAN

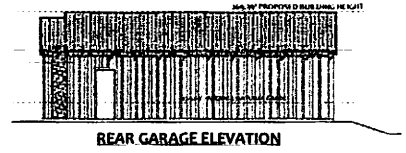
1,545 square feet



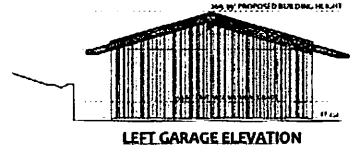
FRONT GARAGE ELEVATION



RIGHT GARAGE ELEVATION



REAR GARAGE ELEVATION



LEFT GARAGE ELEVATION

Steven Puglisi
ARCHITECTURE
503 Dana Street, San Luis Obispo, Ca 93401
Phone: 805.595.1944 Fax: 805.595.1980

McCauley Manders Residence

for Mike McCauley and Dana Manders

at 18690 Cabrillo Highway, San Simeon, California

Guesthouse and Garage Floor Plans & Exterior Elevations

Garage:	1,545 s.f.
Bldg Ht.:	17.39'*
*14.76' Abv. Ave. Nat. Grade	
Guesthouse:	600 s.f.
Bldg Ht.:	13.75'*
*14.37' Abv. Ave. Nat. Grade	

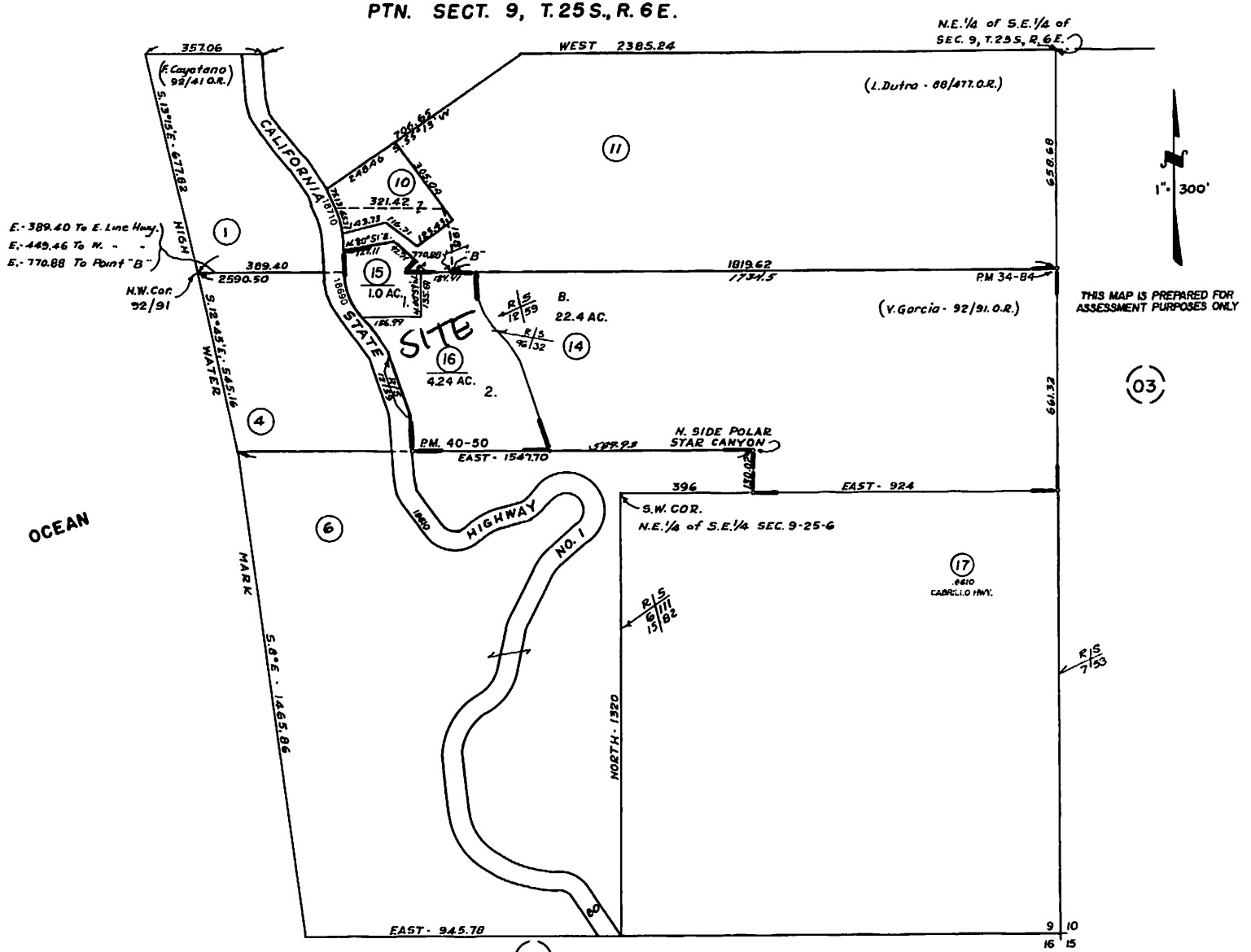
SHEET #

P3.1

(01)

PTN. SECT. 9, T. 25 S., R. 6 E.

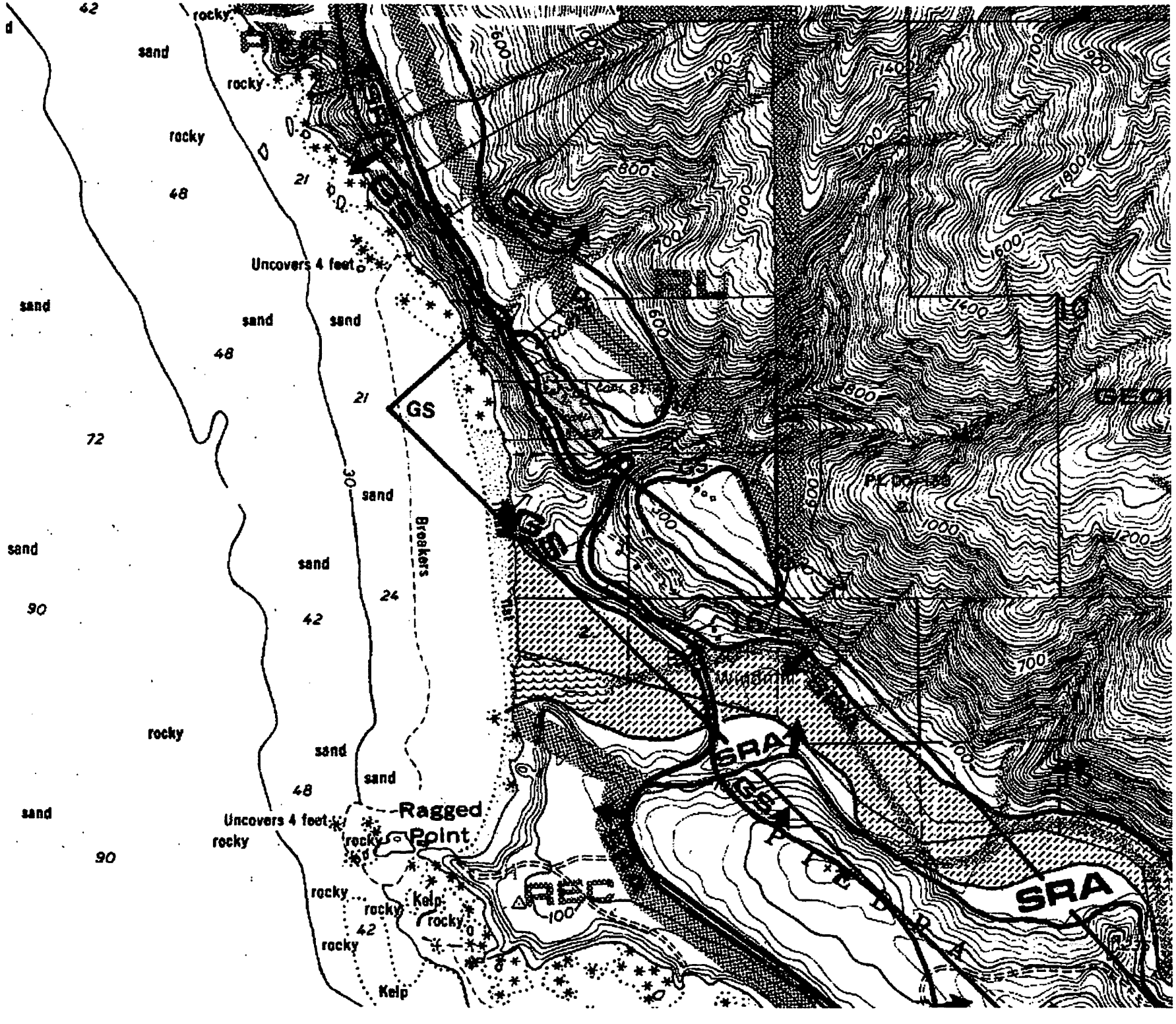
TAX AREA CODE NO. 11-02



3-20-87
REV. 9-13-84
8-17-88

NOTE—ASSESSOR'S BLOCK & LOT NUMBERS SHOW IN CIRCLES

SAN LUIS OBISPO COUNTY
CALIFORNIA



rocky
sand
rocky
rocky
48
21
Uncovers 4 feet
sand
sand
sand
48
21
GS
72
30
sand
Breakers
sand
sand
24
90
42
rocky
sand
sand
48
sand
Uncovers 4 feet
Ragged Point
rocky
rocky
90
rocky
rocky
Kelp
rocky
42
rocky
Kelp
REC
100
SRA
SRA
1300
1400
1200
1800
1600
1400
1000
1200
700

Parcel Summary Report For Parcel # 011-021-016

10/24/2011
4:13:48PM

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

People Information

Role	Name and Address
OWN	MANDERS DANA
	3959 MADISON RD LA CANADA/FLINTRIDGE CA 91011-
OWN	MANDERS DANA TRUST 2003

Address Information

Status	Address
P	00000 CABRILLO HY RNC

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
COAL85-	239	0002	North Coast Ru	North Coast	AG	GS	LCP	Y		

Parcel Information

Status	Description
Active	PM 40-50 PAR 2

Notes

Tax Districts

COAST (SB1537) UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
CAMBRIA PUBLIC CEMETERY
CAMBRIA COMMUNITY HOSPITAL
COAST UNIFIED SCHOOL - IMP. NO. 1 COMM FACILIT
NO. 02 ROAD-CO/SUPVR
AREA NO. 21 COUNTY SERVICE

Parcel Summary Report For Parcel # 011-021-016

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

Case Information

Case Number:	Case Status:	
DRC2011-00036	REC	Primary Parcel

Description:
MINOR USE PERMIT FOR SINGLE FAMILY RESIDENCE WITH GRADING ON SLOPES OVER 20%

S840014C	WIT	Primary Parcel

Description:
PROP CERT OF COMP